



**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description: 78.884 Acres**

Being part of the Southeast Quarter of Section 4, Clark Township, T-8 N, R-5 W, Holmes County, Ohio, also known as the lands of Roy L. Miller and Arlene Miller in Deed Vol. 252 Page 952, (PPN 3300157000).

Described as follows:

Commencing at a stone found marking the northeast corner of the southeast quarter of Section 4 being the TRUE PLACE OF BEGINNING.

Thence with the following **TWELVE (12) COURSES;**

1. **S 00 degrees 58'25" W a distance of 1369.00 feet** along the section line to 5/8 inch rebar found capped "Baker";
2. **N 88 degrees 45'47" W a distance of 1737.34 feet** along the north line of Melvin D. Troyer and Mary Troyer (O.R. Vol. 253 Page 1040) to a 5/8 inch rebar found witnessed by an iron pin set S 88 degrees 45'47" E at a distance of 19.91 feet;
3. **N 17 degrees 53'11" E a distance of 207.27 feet** along the centerline of T.R. 159 and along the east line of Leroy J. Yoder and Barbara Yoder (Deed Vol. 279 Page 878) to a 5/8 inch rebar found witnessed by a 5/8 inch rebar found N 72 degrees 02'40" W at a distance of 19.90 feet;
4. **N 72 degrees 02'40" W a distance of 211.44 feet** along the north line of said Leroy J. Yoder and Barbara Yoder (Deed Vol. 279 Page 878 and O.R. Vol. 279 Page 5192) to a 5/8 inch rebar found capped "Baker";
5. **S 13 degrees 31'24" W a distance of 86.13 feet** along the west line of said Leroy J. Yoder and Barbara Yoder to a 5/8 inch rebar found capped "Baker";
6. **N 86 degrees 52'59" W a distance of 837.44 feet** along the north line of said Leroy J. Yoder and Barbara Yoder to a stone found;
7. **N 01 degree 17'13" E a distance of 1151.75 feet** along the quarter section line to a 5/8 inch rebar found capped "Baker";
8. **S 89 degrees 04'04" E a distance of 1361.81 feet** along the quarter section line to a 5/8 inch rebar found in the centerline of said road;
9. **S 13 degrees 54'21" W a distance of 171.75 feet** along the centerline of said road and along the west line of Bruce Yoder and Deanna R. Yoder (O.R. Vol. 292 Page 4668) to a point witnessed by a 5/8 inch rebar found S 83 degrees 31'19" E at a distance of 30.00 feet;

10. **S 83 degrees 31'19" E a distance of 371.01 feet** along the south line of said Bruce Yoder and Deanna R. Yoder to a 5/8 inch rebar found capped "Galbraith-8703";

11. **N 39 degrees 35'20" E a distance of 260.24 feet** along the east line of said Bruce Yoder and Deanna R. Yoder to a 5/8 inch rebar found capped "Galbraith-8703";

12. **S 89 degrees 04'04" E a distance of 873.43 feet** along the quarter section line to the TRUE PLACE OF BEGINNING.

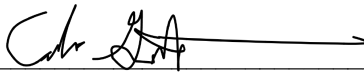
This parcel contains 78.884 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83(2011).

For survey: see Holmes County Plat Vol. 19, Page 5833.

All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 July 10, 2025.



PPN: 3300157005



**FILE DESCRIPTION**  
Holmes County Map Office  
5/19/2026

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